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TO THE

QU'APPELLE VALLEY,

ASSINIBOIA, CANADA,

BY

R. SYKES,

WITH DESCRIPTION OF

RANCHES AND FARMS TO BE SOLD OR RENTED

ON THE

*Edgeley Estate, Qu'appelle Station.*

With Map and Illustrations.

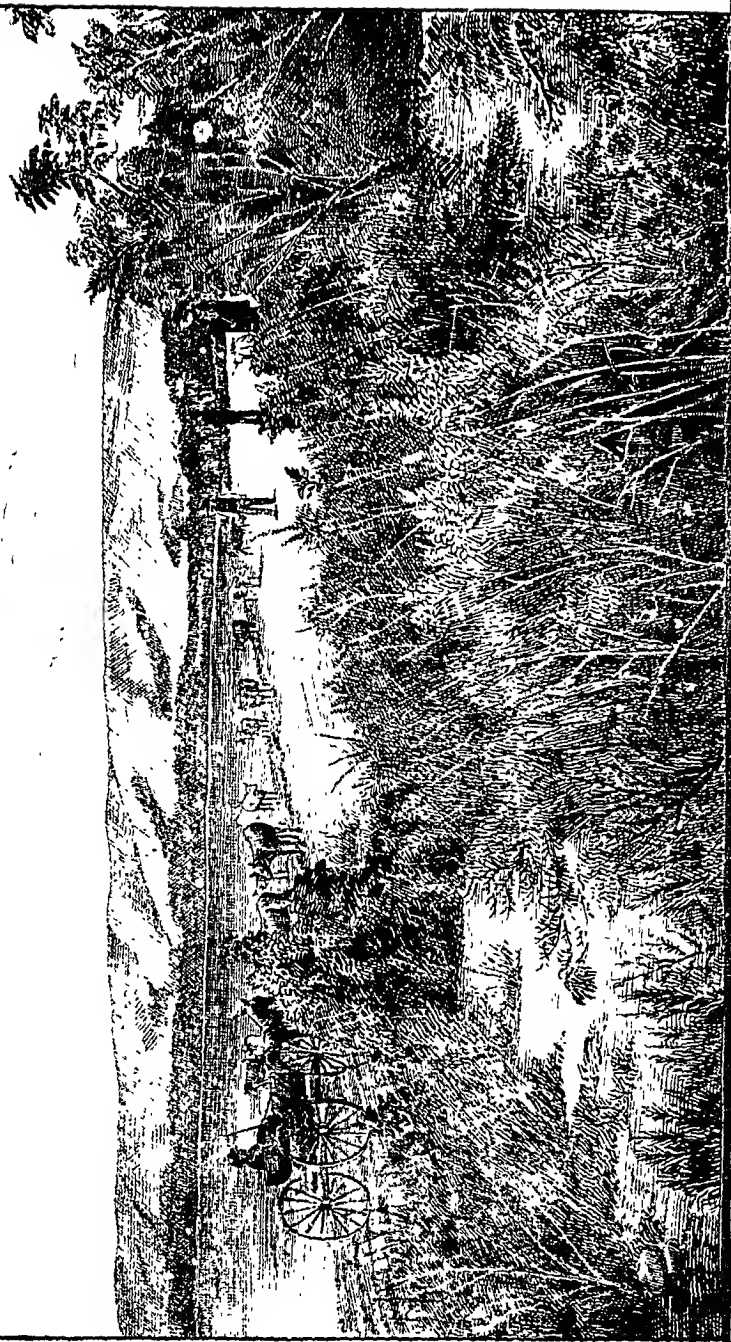
MANCHESTER:

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MDCCCLXXXV

SIXPENCE

VIEW ON LAKE QU'APPELLE.



# GUIDE

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# G U I D E

TO THE

## Edgeley Estate, Qu'appelle Valley.

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The Edgeley Estate was purchased in May 1882, from Position. the Canadian Pacific Railway Co. It consists of a selection of  $31\frac{1}{4}$  sections, each containing 640 acres, in Township 19, Ranges 15, 16, & 17, west of the 2nd principal meridian, lying immediately north of the main line of the Canadian Pacific Railway, and extending for 18 miles between Qu'appelle and Regina. The average distance from the railroad is about 7 miles, but no part of the property lies further away than 11 miles. A projected railway from the Wood Mountains, where there are rich deposits of coal, to Fort Qu'appelle, would intersect the property.

The Edgeley Farm Post Office is on section 13, Township 19, Range 15, upon which are the headquarters of the estate and the manager's house (see map).

Regina, the capital of Assiniboia, is about 24 miles Regina. from the centre of the estate. Here are the residence of the Lieutenant Governor of the North-West Territories, the Indian Offices, and the headquarters of the Mounted Police.

Qu'appelle, which is the railway station for the Edgeley Qu'appelle property, is an important place; being the distributing point for Fort Qu'appelle, the Touchwood Hills, and the Prince Albert Settlement. It is pleasantly situated in a park-like country, and already contains numerous hotels, stores, and dwelling-houses. A flour mill on the Hungarian system with a capacity of 150 barrels per day, and an elevator of the capacity of 35,000 bushels will be built this year (1885). The leading manufacturers of agricultural implements, both of Canada and the United States,

are represented here. At the commodious Government Immigration Buildings, situated close to the railway station, intending settlers can lodge for a reasonable period whilst in search of land or employment. There is every facility for cooking within the building, but the immigrant would have to provide his own bedding and food.\*

The Collego Farm of the bishop of Qu'appelle (the Hon. and Rev. Adalbert Anson, formerly Rector of Woolwich), is pleasantly situated two miles north-west of the village, and between it and the Edgeley Estate. The Rev. J. W. Gregory, who accompanied the bishop from England, resides at the Clergy House, Qu'appelle Station.

**The Bell Farm.** The lands of the Qu'appelle Valley Farming Company (better known as the Bell Farm) lie almost immediately to the east of the Edgeley Estate, with their headquarters at Indian Head Station.

**Railway Development.** The Edgeley Estate was selected after twelve months' careful investigation. The Canadian Pacific Railway was then advanced to a point about 100 miles east of Qu'appelle. It has now been carried to the Rocky Mountains, and this year (1885) will probably witness the completion from Montreal to the fine, well-sheltered harbour of Vancouver, on Burrard's Inlet, in British Columbia, a distance of about 2,900 miles. This transcontinental route is 427 miles shorter than the route from New York to San Francisco, and will, it is estimated, save in distance between Great Britain and Japan at least 1,000 miles, thus materially shortening the journey between the ports of Europe and those of China and Japan.†

**Markets.** The Qu'appelle Valley is well situated for markets. It is now connected by rail with Port Arthur, on Lake Superior, and as it will this year have direct communication with Montreal and Quebec, the produce of this fertile region can be transported for use in the more densely populated provinces of Ontario and Quebec, or be shipped to Europe. Owing to the economical, though substantial

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\* The train which leaves Winnipeg in the morning reaches Qu'appelle late in the evening, and the immigrant might advise the Government Immigration Agent, by telegram from Winnipeg or Brandon, of his intended arrival.

† A glance at the map of Canada will show the advantage from a strategical point of view of the Canadian Pacific Railway to the British Empire, and its importance in times of war as an alternative route to Japan, China, and Australia. Troops and munitions of war might thus be carried over British territory so as to reach Vancouver, on the Pacific Ocean, in twelve days from Liverpool or London. In winter, when the navigation of the St. Lawrence is closed, the Intercolonial Railway from Halifax, which is only six days sail from Liverpool, and is an open port for the whole year, would be used. Moreover the loyal colony of Canada would furnish her contingent to the aid of the mother country in the event of a struggle in the Pacific Ocean.

manner in which the Canadian Pacific Railway has been constructed, and thanks to subsidies and land grants received from the Government, it will be enabled to carry cattle, grain, and other produce at a very low rate from Manitoba and Assiniboia through to England and Scotland.\* To the westward the Canadian Pacific Railway has developed unlimited coalfields. Mineral oil abounds, ironstone has already been found, and it has now been proved that gold exists in large quantities in the Rocky Mountains, on the line of this railway. Thus a large mining industry is springing up, which gives to the Qu'appelle Valley the choice of a market for its produce to the west as well as to the east. British Columbia, which is also destined to become a rich mining district, will exchange her fish and fruit for the agricultural products of the Qu'appelle Valley.

A charter has been granted to the Hudson Bay Railway Company, who propose to construct a railway from Winnipeg along the western shore of Lake Manitoba and Lake Winnipegosis to Port Nelson or Fort Churchill on the Hudson Bay. This railway would pass near to the north-west end of Lake Winnipegosis. As Qu'appelle and Winnipeg are equi-distant from this point, it is probable that the Wood Mountains and Fort Qu'appelle Railway will eventually be extended northward to form a junction with the Hudson Bay Railway.†

The fine climate is one of the attractions of the Qu'appelle Valley. It lies in the latitude of the Isle of Wight and Boulogne (50°40' N.), and enjoys even more sunshine throughout the year, though with greater heat in summer and greater cold in winter. Mr. G. W. Vis, in his report upon Canada as a field for Dutch emigration, gives the following description of the climate: "In winter the thermometer does at times indicate a very low temperature, but it would be altogether incorrect to form a judgment as to the severity of the climate from these

\* The maximum rate for carrying wheat from Qu'appelle to Montreal is 33 cents (1s. 4½d.) per bushel—11s. per quarter. The ocean freight to Liverpool in 1884 varied from one to four cents per bushel—4d. to 1s. 4d. per quarter; but ocean freights, which fluctuate considerably, were unusually low in 1884, and it would not be safe to calculate less than 4s. per quarter. To this must be added 5s. per quarter to cover insurance, commission on sale, landing, and other charges. Total charges on one quarter (480lbs.), from Qu'appelle to Liverpool, 20s. It is, however, most unusual for a farmer to ship his grain, as he can always find a cash market at the railway station, where he will realise a better result than by shipping it. The hard Red Fyfe wheat, grown in the Canadian North-West, sells in England at 3s. per quarter over the average price of British-grown wheat.

† The distance from Liverpool to Port Nelson is shorter than that from Liverpool to New York. It is generally considered that the Hudson Strait and Bay will prove available for navigation during four months in the year.

"indications alone. The air is in general pure and dry, and the cold is on this account much less felt than in countries where the atmosphere is humid and laden with moisture. I spent the whole of December and part of January in Manitoba last year, and I am convinced that the winters there are bracing and eminently healthy. Moreover, I have frequently observed in my journeys the sturdy, vigorous appearance of the inhabitants. As regards myself, I always found the cold agreeable, and suffered no personal inconvenience whatever, though I wore the same clothing as I am accustomed to wear in Amsterdam, New York, and elsewhere. The climate of Manitoba and the Canadian north-west in summer and autumn is healthy and agreeable in every respect. The days are warm and the nights cool—conditions particularly favourable to the production of the best class of grain. The crops of Manitoba are, indeed, of a better quality than those of the United States, the grain being as a rule harder and heavier, and consequently commanding a higher price. At the International Exhibition in Philadelphia in 1876, a gold medal was awarded the wheat of the North-west of Canada."

Owing to the influence of the Chinook winds, spring commences three weeks earlier in the Qu'appelle Valley than in the Red River Valley, which lies to the east, and winter sets in correspondingly later, thus giving the farmer the advantage of a longer working season than is allowed to his brethren in Manitoba. Should he desire to exchange the steady dry cold of the winter for a warmer climate he can, on the completion of the railway, within 48 hours and without change of cars, reach British Columbia, where, in the latitude of the Channel Islands, and under the influence of the warm winds which blow down the Pacific coast, he has the choice according to locality of greater dryness or greater moisture.

Description  
of the  
Edgeley  
Estate.

The purchase of the Edgeley property was made on favourable terms, as the proprietor undertook to bring under cultivation a considerable portion, and thus create a revenue for the railroad. The land having been purchased with a view to cultivation and re-sale, portions of the estate, both cultivated and uncultivated, are now offered for sale (without any conditions of further cultivation being imposed on the purchasers) at prices ranging between \$4 (16s. 8d.) and \$8 (33s. 4d.) per acre for the



prairie,\* and with proportionate prices for the land which has been brought under tillage. The area already under cultivation comprises about 2,600 acres distributed over sections 13, 15, 17, 21, 23, 27, and 33, all in Township 19, Range 15. Purchasers would have the option of paying by instalments extending over four years, with a low rate of interest, or of renting for one year, with the option of purchase.

The opportunity of purchasing this land is a particularly desirable one for gentlemen with the command of capital, as a purchase of good land favourably situated for society, railroads, and markets proves more advantageous in the long run than free land at a considerable distance from markets.

At present homesteaders have frequently to go a distance of 20 miles from the railway to find an eligible location.†

The land which comprises the Edgeley Estate is high, well watered, and naturally drained. It is a gently undulating country diversified by small lakes and groves of aspen, with rich herbage and valuable hay lands. The grasses throughout the Qu'appelle Valley being very nutritious, it is destined to become a fine district for raising and feeding stock.

Usually the settler in a new country has the choice of a dense forest where he must clear the land before he can raise crops, or the alternative of settling upon a treeless plain; but here in the Qu'appelle Valley the surface is interspersed with groves of natural timber, and presents the appearance of an English park.

The soil is a strong black loam about a foot deep, resting on a subsoil of rich friable clay, largely impregnated with lime, perhaps the best possible combination for agricultural purposes.‡ Beneath the friable clay there is a layer of stiff retentive clay.

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\* These prices hold good for 1885 only.

† As the average cost of hauling the grain produced from an acre of land a distance of 12 miles is about 1 dollar and 50 cents (6s. 3d.), which is the interest at 10 per cent per annum on 15 dollars (62s. 6d.), it would appear a better investment to buy over a 15 dollars per acre, land within 7 miles of a railway than to take up a free grant 20 miles distant.

‡ Samples of the soil and subsoil were analyzed in December, 1883, by Professor Watson Smith, of the Owen College, Manchester. In the loam or surface soil were found a large quantity of organic matter (humus), insoluble silica much less in quantity than the subsoil, soluble silica in large quantity, water much more than in subsoil; trace of carbonic acid, a small quantity of sulphuric acid, hydrochloric acid, phosphoric acid, a trace of lime, alkalis (soda and potash), alumina, oxide of iron, ammonia. The subsoil was found to contain organic matter, water, soluble silica, insoluble silica, carbonic acid, sulphuric acid (a trace), hydrochloric acid (a small trace), phosphoric acid, lime, alkalis (soda), alumina, oxide of iron, magnesia (a trace).

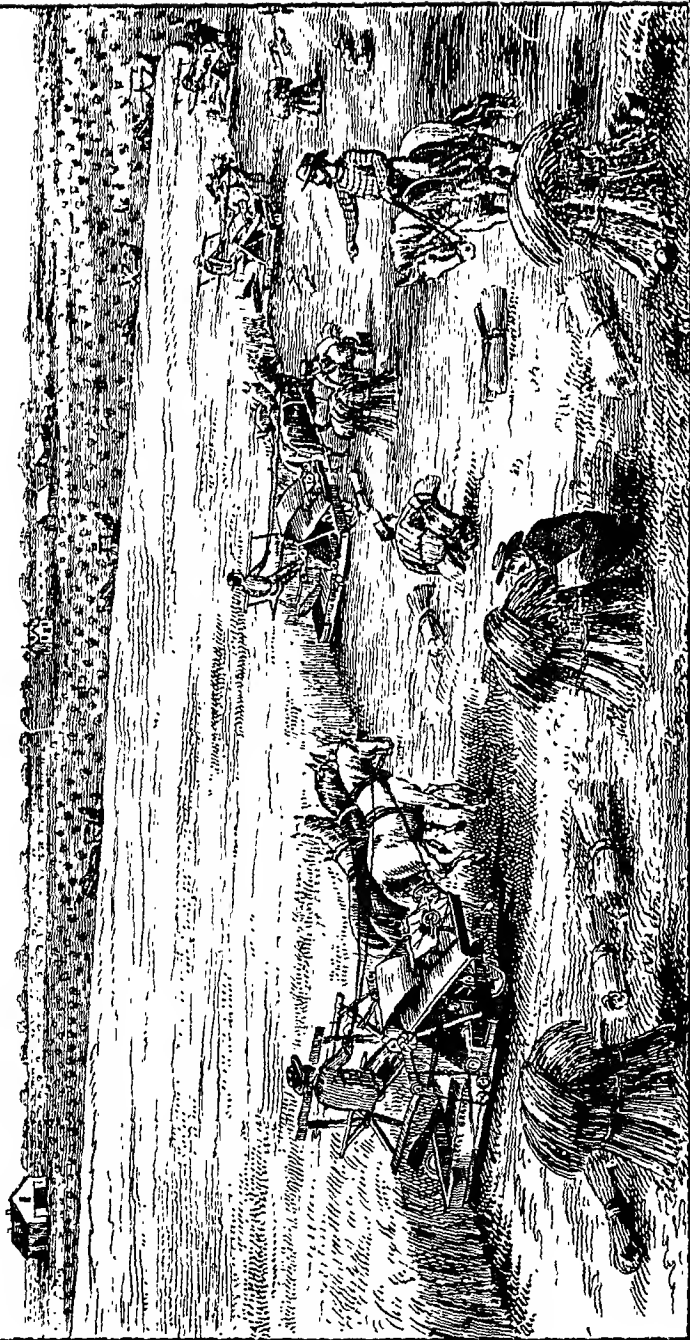
Mr. J. H. McTavish, the Land Commissioner of the Canadian Pacific Railway, wrote to the proprietor of the Edgeley Estate on June 2nd, 1882: "From all I can learn your selection is the pick of the whole country." Mr. Kendrick, a farmer from Staffordshire, who visited the Qu'appelle Valley in 1882, reports of the Edgeley tract thus: "The whole of this tract of land is A 1, with but few marshes, and is magnificent soil for general farming purposes, particularly for grain growing." Mr. A. A. Hughes, Inspector of Lands for the Canadian Pacific Railway Co., in his report on the Edgeley Farm, dated September 7th, 1883, concludes by remarking: "This farm I must say is worthy of my greatest praise."

The following description is extracted from the report of the Government Surveyor, published by authority of the Honble. D. L. Macpherson, K.C.M.G., Minister of the Interior:—

"Range XV., Township No. 19.—Is high, dry, prairie. Soil—a rich, clay loam, in some places gravelly, and here and there granite boulders may be met with near the surface. This township, considering the quality of the land, and its facilities for railway communication (being only three and one-half miles from the main line of the C. P. R.), may be considered one of the most favourably situated for settlement in the North-west. All the even numbered sections, at the time of survey, were occupied by squatters, who had built small log houses and made numerous other improvements. The southern tier of sections in this township is dotted with numerous groves of poplar, which will for some little time furnish a fair supply of fuel to the incoming settler. The remainder of the township is almost destitute of wood."

In connection with this report it will be understood that the more southerly sections, Nos. 1, 3, 7, and 9 (see Map) are especially suited for stock ranches, as the timber affords shelter. Section 1 contains about 20 acres of timber; Section 3 about 70 acres; Section 7 about 80 acres; and Section 9 about 20 acres of timber. It is aspen poplar, 3 to 6 inches in diameter, growing very closely. It is useful for fuel and fencing, and for log houses and outbuildings. In Range 16, Sections 13, 19, 23, and 31, each contain, on an average, 50 acres of similar timber. The other sections in ranges 15 and 16 are almost without timber. All the sections in Range 17

THE EDGELEY FARM, QU'APPELLE VALLEY, ASSINIBOIA.  
SEPTEMBER, 1884.



contain more or less timber, and are consequently more suited for stock ranches and dairy farms than for grain growing. About 50,000 acres lying immediately south of the Edgeley Estate are covered with a dense growth of poplar, so that for many years there will be a plentiful supply of fuel and material for fencing and log buildings.

The settlers who occupy the Government land in <sup>Settlers.</sup> Township 19, Ranges 15 and 16, are generally practical farmers from Ontario and Eastern Canada, who reached the valley in 1881 and 1882 in advance of the railway and Government survey, passing over 200 miles of fertile country in order to gain this highly favoured district. Some of these farmers have erected well-built frame houses, into which they would receive young Englishmen who desire to gain practical experience before embarking their capital. Numbers of English gentlemen have settled both south and north of Qu'appelle Station. Later arrivals have passed on to Fort Qu'appelle, and are occupying land to the north of the river.

Excellent sport can be had on and around the estate, <sup>Sport.</sup> as the woods and meadows are well stocked with prairie chickens, partridges, plover, snipe, hares\*, &c., whilst the lakes abound with geese, ducks, and other kind of wild fowl. The fishing in the Qu'appelle lakes and Long Lake is most excellent. To the north and west are found the wapiti, moose, antelope, and other kinds of deer, mountain sheep, bear, buffalo, and other large game, besides numerous kinds of fur-bearing animals.

A reference to the map will show the Indian and Hudson's Bay trails, which have existed for many years; but under an admirable system of survey the Canadian North-west is now laid off in townships six miles square, containing 36 sections of 640 acres each, which are again subdivided into quarter sections of 160 acres. A road allowance, having a width of one chain, is provided for on each section-line running north and south and on every alternate section-line running east and west. The following diagram shows a township with the sections numbered :—

Roads, and  
System of  
Survey.

\* These animals are known as "rabbits." The fur becomes white in winter like that of the Scotch hare.

	N						
	31	32	33	34	35	36	
	30	29	28	27	26	25	
	19	20	21	22	23	24	
W	18	17	16	15	14	13	E
	7	8	9	10	11	12	
	6	5	4	3	2	1	
	S						

The sections are appointed as follows :

OPEN FOR HOMESTEADS AND PRE-EMPTIONS.—Nos. 2, 4, 6, 10, 12, 14, 16, 18, 20, 22, 24, 28, 30, 32, 34, 36.

CANADIAN PACIFIC RAILWAY SECTIONS.—Nos. 1, 3, 5, 7, 9, 13, 15, 17, 19, 21, 23, 25, 27, 31, 33, 35.

Nos. 1, 9, 13, 21, 25, 33, along the main line, Winnipeg to Moose Jaw, sold to Canada North-West Land Company, the balance of their lands being in Southern Manitoba.

SCHOOL SECTIONS.—Nos. 11, 29, (reserved by Government solely for school purposes).

HUDSON'S BAY SECTIONS.—Nos. 8 and 26.

The Edgeley property is under the able management of Mr. William C. Cameron, a practical Scotch farmer and a good judge of horses and farm stock. He will render every assistance in his power to any one settling on the estate, and would, if required, select machinery and stock, put up buildings, and manage a farm for a purchaser until his arrival. He would also undertake to provide a bailiff to assist a new comer for the first year or two.

Free cattle run. The proprietor would have pleasure in granting free run for the cattle of any purchaser over unsold portions of the estate.

Although the fame of the Qu'appelle Valley has spread far and wide the testimony of some who have visited it will be read with interest by those who contemplate making it their future home.

General  
description  
of the  
Qu'appelle  
Valley.

Sir John Rose, of London, writing in 1882 upon the subject of his journey through Canada, remarks: "I must say that the Valley of Qu'appelle is unsurpassed by anything I have seen for picturesqueness and fertility. All that has been written and said about this magnificent country is true, and people going thither will find their most sanguine anticipations more than realised."

Professor Henry Tanner, M.R.A.C., F.C.S., Senior Examiner of the Principles of Agriculture under the Government Department of Science, Director of Education under the Institute of Agriculture, South Kensington, London, who visited the Qu'appelle Valley in 1883, and again in 1884, wrote in the report of his tour of 1883, as follows: "The Qu'appelle Valley has been generally recognised as one of the choicest portions of the fertile north-west, and in a few years we shall doubtless find that popular judgment very fully justified by the large number of luxuriant and profitable farms which are being established within its boundaries."

The following extracts, descriptive of the tour made in 1884, are re-published, by his kind permission, from Professor Tanner's admirable pamphlet, "Successful Emigration to Canada," published by Macmillan and Co., in 1885.

#### THE QU'APPELLE VALLEY LANDS.

After completing my inspection of the Bell Farm, I proceeded to see the lands which are associated with the lovely valley of the Qu'appelle River. The name has no doubt been given to it in consequence of its frequent echoes, and the reply, "qu'appelle" ("who calls?") suggests the natural result of many an amusing incident. On the first day I drove through the fertile lands east and north of the Bell Farm, reaching Fort Qu'appelle in the evening. We first passed through the Pheasant Plains, which are remarkable for their productive powers and great agricultural capabilities. I visited here some skilful and enterprising farmers who had come up there from Ontario, and who had secured a well-deserved success. Messrs. McRae and Williamson had selected a fine tract of land well adapted for mixed farming, and here [on August 28th, 1884] the harvest was in full swing, and the average yield of wheat was not less than 35 bushels per acre, whilst on 300 acres there were fully 40 bushels per acre.

Simple but well-arranged granaries had been constructed upon Messrs.

McRae and Williamson's farms. They were about 36 feet long by 12 feet in width and 12 feet to the eaves of the roof. The wheat is delivered direct from the threshing machine into either of two openings, which are made immediately under the ridge of the roof, and here the wheat remains until finally put into sacks for market. On these farms there is some excellent grazing land, and some cattle were about to be purchased for breeding purposes. On enquiring as to the kind of stock which had been determined upon, I was informed that "Shorthorns were being bought, as Herefords were too dear, in consequence of their being so much in favour." These farms are most creditable to their owners, being distinguished by good management and their highly productive condition.

It will give some idea as to the rapidity with which the lands of this district are filling up if I mention that Mr. McRae informed me that in the summer of 1882 there was scarcely a house to be seen from his farm, and that he could now count over 200 residences.

We drove about 15 miles in a north-westerly direction over the Pheasant Plains. These lands have a gently undulating character. They are occasionally relieved by small natural plantations, known as bluffs, with small lakes, and the soil very generally possesses all the indications of great fertility. We then descended by a steep road to the Pheasant Creek, near which we partook of luncheon in one of those beautiful little valleys which lead down to the Qu'appelle River. Surrounded as we were by this lovely scenery, we could not fail to anticipate the time when its now complete solitude should give place to human skill, and farm stock would be making good use of the luxuriant grass which year by year grows only to add beauty to the scene, and then make room for the growth of another year. After a short interval sufficient for the rest and refreshment of the party, we worked our way up the hill sides, and continued our course for about ten miles over another table-land district very similar in character to that traversed in the morning.

In again approaching the edge of this extensive table-land the Qu'appelle Fishing Lakes came into sight, and as they extend for a distance of about 25 miles, they added fresh beauty to the scene. We drove down to the side of the lakes and called at the Roman Catholic Mission, and were cordially welcomed by the Rev. Father Le Brett and his colleagues. For a period of ten years this mission has been engaged in its work amongst the various Indian tribes, and amidst much discouragement they have nobly persevered in this good work. The gardens around the mission bear silent testimony to the productive character of the soil and the favourable climate of the district. My friend, Mr. Adam Brown, of Hamilton, Ontario, who visited this mission in 1882, reported as follows:—"We found here a garden adorned with flowers which would do honour to any garden in Ontario. I hurriedly made a bouquet of at least twenty varieties. There were growing in the garden cabbages, tomatoes, cucumbers, beans, carrots, beet, onions, vegetable marrows, cauliflowers, &c., all of which were so fine as to lead some of

us to say that they were as if grown for an agricultural show." I am pleased to quote this statement, which accurately describes the conditions as I found them at the time of my visit. Very near to the mission the Government are building an Industrial School for the education of some of the children of the Indians, and there is every reason to believe that excellent results will follow this prudent measure. Continuing our journey round the lakes we soon reached Fort Qu'Appelle, and were pleased to end an agreeable journey by stopping at the comfortable hotel kept by Messrs. Joyner near the Fort.

On the following morning I determined to drive through the district lying north of Fort Qu'Appelle, towards the Touchwood Hills. On leaving the Fort we soon rise from out of the valley to a magnificent table-land which stretches away to the north through the lands belonging to the Touchwood-Qu'Appelle Land Company. I had been prepared beforehand to expect to find much good land in this direction, and this public testimony I found was abundantly justified by facts. Mile after mile, hour after hour, did our drive extend through lands which deservedly take rank amongst the best portions of this fertile district of the Qu'Appelle. We drove for about thirty miles through a district which may be described as a grand area of ornamental lands, having a good turf, and well adapted for tillage and mixed farming. We passed some cultivated lands and found the crops excellent, even under rather rough conditions of tillage. The Red Fife wheat here is also regarded as the favourite variety, and on some fields there were 35 bushels per acre, while 30 bushels to the acre were not unfrequent. These results were the more surprising to me as the preparation had been so imperfect.

The wild-fruit of this district indicates its suitability for the successful growth of cultivated varieties. Wild strawberries, gooseberries, raspberries, blueberries, and cherries were produced in abundance. The wild hop here possesses a vigour of growth, an abundance of bloom, and a high aroma, which leaves little to be desired for its perfect growth. Over large breadths of this land wild peas were growing freely amongst the prairie grass, strengthening the feed, and giving additional evidence of the fertility of the soil. This district is well supplied with water, for not only is it very generally obtainable by wells but numerous lakelets add beauty to the landscape and at the same time improve the lands for grazing purposes.

It was my privilege during my stay at Fort Qu'Appelle to be present at the reception given to Sir Hector Langevin, and some specimens of farm and garden produce were collected for the purpose of showing him the capabilities of the neighbourhood. Wheat, barley and oats of very excellent quality were shown, as well as mangel wurzel and other root crops possessing great density and high nutritive character. Some splendid specimens of white fish weighing 8, 9, and even 10 pounds each were exhibited. They had been taken from the Qu'Appelle Lakes, on the borders of which Fort Qu'Appelle is situated. Each morning I was at the Fort, one fisherman alone brought in about 5 cwt. daily of exceed-



ingly delicious fish of this kind. Game also is plentiful in the surrounding district.

From Fort Qu'appelle I accompanied Sir Hector Langevin to the Edgeley Farm, the property of Colonel Sykes, and we inspected some of the improvements which are being carried out on that land. There were about 1,000 acres under wheat and 200 acres under oats, and next season it is intended to double the extent under crop. The land belonging to Colonel Sykes extends over about 20,000 acres, but it is not in one block, every alternate section of 640 acres being Government land, which has been taken up by various settlers. It is the intention of the proprietor to improve this 20,000 acre area, and dispose of the same in farms of various sizes.

From this farm we proceeded to Qu'Appello, which is already an important town on the Canadian Pacific Railroad, and the centre of a flourishing agricultural district. This town is sometimes known as Troy, but there is such a strong feeling in favour of the name Qu'appelle, that there appears little probability of the name being given up. Fort Qu'appelle, which lies about twenty miles to the north, has long had this name, having been an important trading station of the Hudson's Bay Company for many years past, and thereby it has become a central point to which all the trails of the district are directed. The opening up of the North-West by the Canadian Pacific Railway has made the value of the Qu'appelle district more generally known, and for this reason many now seek to claim association with it. It is, however, only prudent to mention that land varies considerably in value in different parts, even of this generally fertile district.

The Qu'appelle river, which gives its name to this district, runs from the southern extremity of Long Lake at a point 22 miles north-west from Regina, and after passing through the Qu'appelle lakes, finally enters the Assiniboine River, after a run of about 200 miles. Throughout much of its course it follows a deep and winding valley, varying considerably in width, but very generally bounded by bold and almost precipitous hill sides, partially covered by a small woody scrub, which in the autumn of the year presents a very brilliant foliage, like a series of lovely flower beds.

The variation in the value of land, so far as it is influenced by its distance from the line of railway, is receiving the attention of men of capital, who are taking up land for cultivation. It needs no argument to show that it may be cheaper for a man of capital to purchase land at from £2 to £4 per acre near to a railway station and a market rather than take up free land at a great distance from business centres. So also the variations in quality should be considered in their influence upon its actual value. As the free lands near the Canadian Pacific Railway are so rapidly becoming scarce it may be as well to state, that lands which can be had as a gift are not always cheap, and lands which have to be purchased are not necessarily dear.

## CAPITAL.

The enquiry is often made—What capital is required for farming land in the Canadian North-West, and what return may be fairly expected under good management? To this I shall endeavour to give a distinct reply. I have already given an example of able-bodied crofters outwring upon 160 acres of land successfully with a capital of £75. In my Report of October, 1883, I gave one of many instances of working men commencing to hold 160 acres of land without any capital, other than their own labour, which they bargained away from time to time in exchange for ploughing, seeding, and harvest help rendered upon their own land by their employers. If we extend the inquiry we shall find every gradation of capital, from that of labour alone up to £4 in cash per acre. A good deal of attention has been given to the utilization of small and insufficient capitals; but I think it a matter of great importance to look at the position of affairs from another stand-point, and show the manner in which a full amount of capital may be advantageously employed. Before doing so, I will quote from the published handbooks a statement of account which is commonly adopted for showing the results arising from the use of a small capital of about £150. I do so in order that these results may be fairly contrasted with the advantages resulting from the use of large and sufficient capitals.

EXPENDITURE.		RECEIPTS.	
<i>First Year:—</i>	£		£
One yoke of oxen ... ..	37		
One cow ... ..	7		
Plough and harrow ... ..	7		
Waggon ... ..	16		
Implements and sundries...	15		
Cooking stove, &c....	5		
Furniture ... ..	12		
Provisions ... ..	50		
	149		
<i>Second Year:—</i>		<i>Second Year:—</i>	
Food and implements ...	60	Twenty acres wheat ...	96
<i>Third Year:—</i>		<i>Third Year:—</i>	
Implements and stock ...	100	Forty acres wheat ...	192
<i>Fourth Year:—</i>		<i>Fourth Year:—</i>	
Stock and implements ...	120	Seventy acres wheat ...	335
Receipts over expenditure, in addition to the value of stock and implements on farm ... ..	194		
£	623	£	623

The increase in the value of a settler's land should also be taken into account, for anyone taking up a free homestead really increases his

capital by any increase in the value of his land, caused by his own improvements, and by the increase of settlement around him. It is well known that as settlement proceeds the neighbouring lands increase in value. Thus we frequently find men of this class selecting free homesteads, improving them, and having secured their patents, they sell the land with considerable profit, and migrate to other free homesteads with a greatly enlarged capital.

I will now proceed to give details of the expenditure made upon three farms of 160, 320, and 640 acres respectively during the spring and summer of 1884 by good practical farmers, who had proper capital at command. I have added the further requirements for each of these farms for implements, which, according to the judgment of those three farmers, will be necessary in the spring and summer of 1885.

FARM STOCK PURCHASED.	FARM A. (160 Acres).	FARM B. (320 Acres).	FARM C. (640 Acres).
	£ s. d.	£ s. d.	£ s. d.
Horses ... ..	80 0 0	172 0 0	600 0 0
Oxen ... ..	40 0 0	40 0 0	— — —
Pigs ... ..	4 0 0	6 0 0	— — —
Cows ... ..	12 0 0	15 0 0	280 0 0
Waggons ... ..	15 0 0	16 0 0	60 0 0
Ploughs ... ..	15 0 0	25 0 0	90 0 0
Harrows ... ..	3 12 0	8 0 0	25 4 0
Small tools, &c... ..	2 0 0	10 0 0	20 0 0
	171 12 0	292 0 0	1075 4 0
<i>Purchases to be made.—</i>			
Self-binding Reaper... ..	60 0 0	65 0 0	250 0 0
Seeders ... ..	12 0 0	12 0 0	36 0 0
Mower ... ..	17 0 0	17 0 0	17 0 0
Rake ... ..	7 0 0	7 0 0	7 0 0
Sleigh ... ..	7 0 0	7 0 0	7 0 0
	103 0 0	108 0 0	317 0 0
Cost of house and farm build- ings ... .. {	100 0 0	300 0 0	340 0 0
Total expenditure ... ..£	374 12 0	700 0 0	1732 4 0

With a convenient supply of horses and farm implements, and with men employed to carry out the work, the cost of cultivating an acre of wheat may be very safely calculated at the following charges:—

	£ s. d.
Breaking and Backsetting ... ..	0 16 0
Seed ... ..	0 8 0
Sowing and Harrowing ... ..	0 4 0
Harvesting and Threshing ... ..	0 12 0
	£2 0 0

On good land, and with good management, from 25 to 30 bushels may be safely relied upon, which, with a price ranging from 2s. 9d. to 3s. per bushel, gives a return of about £4 per acre for the entire quantity of wheat grown. It is more than probable that in each of the three farms already referred to, about 80 per cent. of the land will be sown with wheat in the second year. We may, therefore, extend our calculations one step further, so as to show the profit arising from the growth of wheat in each of these cases :—

Farm.	Acres in Wheat.	Cost of Wheat.	Value of Wheat.	Profit.
A	130	£ 260	£ 520	£ 260
B	260	£ 520	£ 1040	£ 520
C	520	£ 1040	£ 2080	£ 1040

The cost of growing the first crop of wheat should be added to the capital, because the expenditure has to be made before the crop can be secured. I have calculated in the foregoing statements that all the work is done by hired men. If the farmer does any portion of the work, it would diminish the expenditure and increase the profit; but these calculations will be more generally useful if we continue to assume that all the labour is paid for. We are now in a position to determine the full amount of capital employed upon these farms.

Farm.	Extent.	Implements and Stock.	Cost of Tillage.	Total Capital.
	Acres.	£ s. d.	£ s. d.	£ s. d.
A	160	374 12 0	260 0 0	634 12 0
B	320	700 0 0	520 0 0	1220 0 0
C	640	1732 4 0	1040 0 0	2772 4 0

He who has sufficient capital to cultivate his land thoroughly well can certainly command a large interest on his capital, as I shall hereafter more clearly point out. If the growth of corn should be decreased, in order that a system of mixed farming may be adopted, this change would, by prudent management, tend rather to increase than to decrease the general profits. There are consequently many and great inducements for the investment of capital. But we must remember that the remaining 20 per cent. of the land—which was not calculated upon in the above statement as yielding any direct profits—this land will by its production of milk, meat, poultry, and vegetables, decrease the costs of the household to a very small amount, and the abundant supply of game will also tend to economise the cost within the house.

Dealing as we are in these matters of finance with most important interests, and it may be with the welfare and happiness of many, I have

thought it desirable to check these statements by information obtained from another source. Through the kindness of Major W. R. Bell, of The Bell Farm, whose knowledge of the Canadian North-West ranks very high, I have been supplied with his statement of the expenditure which may be advantageously made by a gentleman in occupying 200 acres of good land, assuming that 50 acres are brought under crop in the first year, 140 acres in the second, and 190 acres in the third year. His farm expenditure is—as is in the previous instances A, B, and C—kept independent of household expenditure, and any purchase of land,

## FARM D.

EXPENDITURE IN FIRST YEAR.									
							£	s.	d.
3 Horses and Harness	...	...	...	...	...	...	120	0	0
Hand Plough	...	...	...	...	...	...	5	0	0
Harrow	...	...	...	...	...	...	7	0	0
Waggon	...	...	...	...	...	...	16	0	0
Seeder	...	...	...	...	...	...	10	0	0
Self-binding Reaper	...	...	...	...	...	...	50	0	0
Buckboard	...	...	...	...	...	...	10	0	0
Sleigh	...	...	...	...	...	...	7	0	0
Cow	...	...	...	...	...	...	14	0	0
Labour—1 Man 1 Year	...	...	...	...	...	...	60	0	0
" Extra Man Harvest, 2 months	...	...	...	...	...	...	12	0	0
60 Bushels Seed Wheat (40 acres)	...	...	...	...	...	...	15	0	0
25 " " Oats (9 acres)	...	...	...	...	...	...	2	0	0
Potatoes for Planting 1 Acre	...	...	...	...	...	...	2	8	0
Threshing 1500 Bushels	...	...	...	...	...	...	15	0	0
Oats and Hay for Horses	...	...	...	...	...	...	20	0	0
							365	8	0
Cottage and Farm Buildings	...	...	...	...	...	...	300	0	0
							£	665	8 0

EXPENDITURE IN SECOND YEAR.									
							£	s.	d.
Labour—1 Man and 1 Boy	...	...	...	...	...	...	84	0	0
" Extra Man, 6 months	...	...	...	...	...	...	36	0	0
200 Bushels Seed Wheat, at 80 cents per bushel	...	...	...	...	...	...	32	0	0
Seed Oats and Feed Oats	...	...	...	...	...	...	36	0	0
Hay	...	...	...	...	...	...	15	0	0
Threshing 4,000 Bushels, at 5 cents per bushel	...	...	...	...	...	...	40	0	0
Twine for Binder	...	...	...	...	...	...	7	0	0
Contingencies	...	...	...	...	...	...	20	0	0
							£	270	0 0

EXPENDITURE IN THIRD YEAR.									
Outlay as in Second Year	...	...	...	...	...	...	£	s.	d.
Extra Cost of Threshing	...	...	...	...	...	...	12	8	0
							£	282	8 0

We may now bring these statements of expenditure into contact with the receipts for the same period.

EXPENDITURE.			RECEIPTS.		
<i>First Year :—</i>	£	s. d.	<i>First Year :—</i>	£	s. d.
As per statement ...	665	8 0	1000 bushels wheat, at 80 cents per bushel	160	0 0
			450 bushels oats at 40 cents per bushel ...	36	0 0
<i>Second Year :—</i>			<i>Second Year :—</i>		
As per statement ...	270	0 0	3500 bushels wheat, at 80 cents per bushel	560	0 0
			500 bushels oats, at 40 cents per bushel ...	40	0 0
<i>Third Year :—</i>			<i>Third Year :—</i>		
As per statement ...	282	8 0	4750 bushels wheat, at 80 cents per bushel	760	0 0
Excess of Receipts over Expenditure ...	378	4 0	500 bushels oats, at 40 cents per bushel ...	40	0 0
£	1596	0 0	£	1596	0 0

Major Bell calculates that after the third year, although the capital invested upon the farm has been re-paid, the annual receipts and expenditure may be calculated upon as in the third year, showing a clear annual profit of over £500. Results such as these are far too important to be passed without applying to them even a further test, and I have therefore taken the data given in connection with Farms A, B, and C, so as to place them in contrast with each other as well as with the Farm D.

## FARM A.

EXPENDITURE.			RECEIPTS.		
	£	s. d.		£	s. d.
First and Second Year...	634	12 0	Second Year ...	520	0 0
Third Year ...	260	0 0	Third Year ...	520	0 0
Receipts in excess ...	145	8 0			
£	1040	0 0	£	1040	0 0

## FARM B.

EXPENDITURE.				RECEIPTS.			
	£	s.	d.		£	s.	d.
First and Second Year...	1220	0	0	Second Year ... ..	1040	0	0
Third Year ... ..	520	0	0	Third Year ... ..	1040	0	0
Receipts in excess ...	340	0	0				
	£	2080	0		£	2080	0

## FARM C.

EXPENDITURE.				RECEIPTS.			
	£	s.	d.		£	s.	d.
First and Second Year...	2772	4	0	Second Year ... ..	2080	0	0
Third Year ... ..	1040	0	0	Third Year ... ..	2080	0	0
Receipts in excess ...	347	16	0				
	£	4160	0 0		£	4160	0 0

Thus in each and all of these cases, in which there was sufficient capital at command, we have a very satisfactory uniformity in the general results, which goes far to explain the immense success which is commonly observed in Canadian farming when a proper amount of capital is employed. These results closely confirm the statements made in my previous Report, in which, after referring to some excellent farms around Brandon, I said:—"In all these cases the profits on two years' cropping would repay the purchase of the property and also the outlay for the improvements."

It is, however, desirable, whilst showing the great advantages of having a full amount of capital, to avoid throwing any unnecessary discouragement upon men having smaller sums at their disposal. These persons are bound to take a longer time in attaining the same result. In the cases named we have seen the accumulation of profits soon making the receipts greater than the expenditure. Such results are quickly gained, because all the arrangements are thoroughly complete. If the arrangements are less perfectly organised, proportionately more time has to be given for securing any given result. There is, however, one great satisfaction—for if the desired result be delayed, matters roll on comfortably in the interval, and if some patience has to be exercised, it is not demanded under trying circumstances.

The high percentage which is obtainable upon capital prudently invested, and the small demand for house expenses, will leave a considerable sum free, year by year, available for some new investment, or for the repayment of the capital in case of its having been borrowed. We

are thus compelled to consider, whether a man should limit the extent of land he holds, so that he can forthwith cultivate the whole in an efficient manner, or whether he ought to have more land at his command upon which he may invest his accumulating profits. There will be no difference of opinion amongst practical minds upon this point, for it is accepted by all that as land is cheap an additional extent ought to be secured so as to admit of extended operations. The enquiry rather resolves itself into a question of degree, on which, however, opinions will differ. My own opinion is that a man, who is farming with borrowed capital, fully sufficient for 160 acres—say £650—may prudently take double that quantity of land, in the reasonable expectation of completely stocking 320 acres, and of paying off the borrowed capital. If, however, he possesses from £600 to £700 capital he may prudently give himself a larger margin for expansion. In such a case he might take an additional 320 acres of land provided he can postpone his payments in the purchase of such land, so that they shall come within one-third of his annual profits. A man having borrowed capital at his command for four or five years certain, may fairly take 50 acres of land for each £100 lent to him; the longer the time he can retain the loan the greater is the quantity he may successfully work, and if the capital is his own he may take 75 acres for each £100. On the other hand, the shorter the period for which the loan is at his service, the more compact he should keep all his operations.

In securing land to admit of such extended operations he should always be guided by the golden rule, that "What is worth doing at all, is worth doing well." That portion only of his land which can be thoroughly well cultivated should be brought under the plough. The remainder should be kept as unbroken prairie, and be used as grazing grounds, or as lands for making hay. This will be steadily encroached upon by the ploughs as the cultivating power of the farm increases.

Some very interesting observations were taken by Professor Glaisher during his trip towards the Rockies, with a view of testing the quantity of moisture in the air of the district. The difference observed between the wet and dry bulbs ranged from 9° to 19°. These observations show a very exceptional dryness of the atmosphere, for, whilst the air contains as much water as is necessary for healthy vegetation, its moderate supply favours the growth of the most perfect hard wheats, and it raises the nutritive character of all our farm crops to a very high standard. Its influence upon the climate also demands a passing notice, for the exceptional dryness of the atmosphere must be considered when we attempt to form any opinion upon the very high or the very low readings of the thermometer. One settler of whom I made inquiries as to the climate of the North-West, replied: "If they would smash up all those thermometers no one would know but that the winters were very enjoyable and the summers most pleasant."

The following extracts are from an address delivered at Winnipeg on Sept. 16th, 1884, by Sir Richard Temple, after a visit to the Canadian North-West:—



## THE SOIL.

The virgin soil here is a very abundant inheritance which has come down from what might be called a geological period, thousands of years having looked down upon these beautiful plains. The consequence is that for the time many of the old-world devices, such as deep ploughing, manuring, weeding, and rotation of crops, can be dispensed with.

## THE CLIMATE.

One objection in England against this country is that of the winter. The summers are known to be hot, but this the people are not so much afraid of as they are of the supposed length, dreariness, and wretchedness of the winters. I believe from inquiries that this description of your winter came from the persons of country lying under the Rocky Mountains, where the chinook winds make the winters somewhat like those of England, which are proverbially dull. In the rest of the country the winters are rather bright and cheery. The snow falls and hardens on the ground, and there is bright weather with blue sky overhead, so that the people walk about with the utmost facility, and on the whole have a cheerful time in the winter. In many parts of the country the residents tell me that the winter is the nicest season they have.

## CONDITION OF THE PEOPLE.

The condition of the people of the North-West seems to be perfectly satisfactory, and you must be congratulated thereon. I have observed everywhere churches springing up. Some are wonderfully well-built, though others are rude and humble; yet the Divine Majesty is no respecter of churches; there are living institutions, clergy, congregations, and ecclesiastical arrangements which seem to be excellent. The whole country is parcelled out into episcopal sees, and in all of them clergy are accumulating. Excellent provision is being made for education. There are large schools in the towns; and even in the sparsely inhabited country in the interior there is a school system. The ecclesiastical religious and educational provisions are most creditable to the North-West of Canada. In connection with the moral condition of the people, I ask permission to congratulate you heartily upon all the restrictions that you have been able to maintain in Manitoba respecting the manufacture and sale of spirituous liquors, and still more upon the prohibition which you have righteously enforced throughout the North-West. I believe that prohibition had been introduced originally out of a charitable and humane regard towards the Indians; but I believe it was just as good for your own people as for the Indians.

## IMMIGRATION.

Immigration to the North-West is of two kinds, for the cattle ranche and for the farm. You are getting a most excellent—the best possible class, for cattle ranching. Sons of gentlemen who found every profession at home overstocked, who could not enter the army in the face of the

competitive examinations, or who could not succeed at the bar, or in the church, and who found the counting-houses and banking establishments all filled with clerks, are already thinking they could better their mark by taking to cattle-ranching. I would far sooner see my son a farmer, active on horseback, making a little money and becoming independent before he was thirty years of age, than sitting still in a lawyer's office at home. I have made the acquaintance of several young men well educated and well-bred, working away on cattle ranches, healthy, blooming and hoarty as young Englishmen ought to be, and who have lost none of their good English manner, or good original culture. Even several men high up in the professions at home are investing their capital in these ranches.

Professor J. P. Sholdon, a well known authority on agricultural matters, who has made four visits to Canada, spoke as follows :—

I believe, that not only will this Dominion be a great wheat-producing country, the great granary decidedly of Canada and England to a great extent, but I think you may very successfully go in for cattle-raising. Your ranches out in the North-West, when due precaution has been taken to avoid disaster, have turned out successful, and I think that from Winnipeg right to the foothills of the Rockies, your whole prairie is adapted for the raising of cattle.

W. Boyd Dawkins, F.R.S., F.G.S., Professor of Geology at the Owens College, Manchester, spoke as follows :—

We have heard of the serious effects which will be produced in the mother country by the low price of wheat caused by the teeming fields of this glorious region. Now, I do not think that is a thing to be regretted at all. It seems to me that if the British farmer is to be of any good at all, if he is able to carry out the position which he ought to hold in this universe, if he is unable to produce wheat at the price in the Old Country at which it can be produced in the new, the remedy is before his very face. He must come to that region where the land invites him; and I for one do not see why the British farmer should be exempt from those commercial laws, those laws of supply and demand which are imperative on all other classes of the community.

#### FORT QU'APPELLE.

Fort Qu'appelle, which in his admirable work, "Canadian Pictures," the Marquis of Lorne designates "the charming village of Qu'appelle," lies about 16 miles north of Qu'appelle station, and about 12 miles from the Edgeley Farm Post Office. It has long been a favourite camping ground for the Indians, and was selected 18 years ago by the Hudson Bay Company for a trading station. The village is bounded on the east and on the west by large lakes well stocked with excellent fish; it is sheltered on the north and on the south by well wooded hills about 300 feet in height. It contains several stores, a flour mill, where gristing is done for farmers and others, a Post and Telegraph Office, and an excellent Hotel; it boasts of three doctors, a Church of England clergyman (The Rev. D. Lewis), two barristers, and one solicitor.

The "Qu'appelle Videtto," which is published here weekly, is an excellent newspaper.

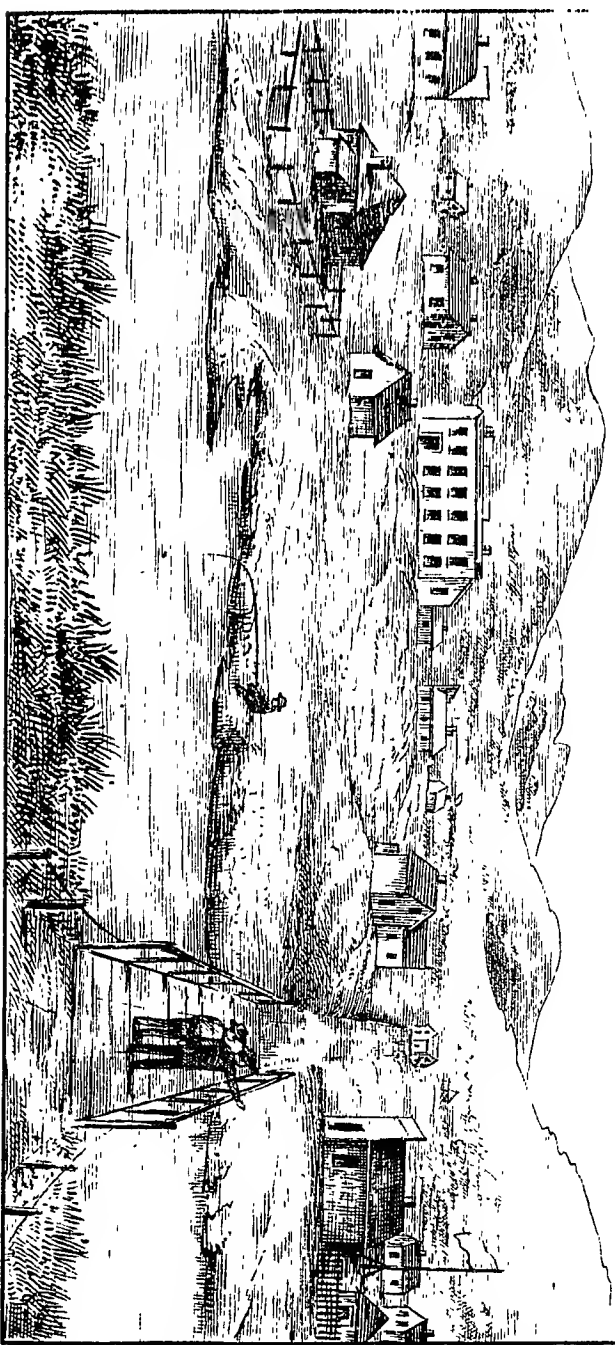
Its picturesque situation and beautiful surroundings have attracted to Fort Qu'appelle settlers from Ontario, and from England, including representatives of both Oxford and Cambridge, retired officers, and professional men.

The following poem, which appeared in the first number of the "Qu'appelle Videtto," tells the story which accounts for the name "Qu'appelle," given at first to one of the Lakes, but now identified with the district of which the lakes form the centre :—

#### THE LEGEND OF QU'APPELLE.

The setting sun sinks slowly down behind the western hill,  
While sadly sound, in the woods around, the notes of the whip-poor-will.  
The evening breeze sighs lowly in its flight towards the west,  
And touches, with its gentle kiss, the lake's unruffled breast.  
No wavelets break upon the beach ; the waters seem to sleep,  
The mountains rise above the lake, precipitous and steep  
In places, clothed with foliage rich with autumn's glowing tints ;  
Adown whose sides the mountain stream in sparkling brightness glints  
Like a silver thread on an emerald ground—it leaps towards the lake ;  
While its babbling tones, as it prattles on, the faintest echoes wake.  
The sun sinks lower and night comes on, stars twinkle in the sky,  
And in and out of the darkening woods flits the brilliant firefly,  
The cricket's deafening whirr begins, the night hawk booms above,  
And, not infrequent, comes the coo of the gentle forest dove.  
But hark ! 'tis the sound of the paddle's splash, as in the wave it dips,  
And the fall of the dripping water as from the oar it drips  
As the paddle ceases, then once more resumes, and now darts forth  
A light canoe : it rounds the tongue of land towards the north,  
And points towards the shelving shore. It grates upon the strand,  
And a solitary brave steps out upon the yielding sand.  
He is an Indian warrior ; this night his journey lies  
Towards a spot which he can reach ere another sun shall rise.  
His errand is to claim his bride upon the ensuing day.  
Why stays he here ? He has heard a voice which stops him on his way.  
A voice from out the darkling woods repeats his name : he cries  
"Who calls ?" No answer comes ; his hands he holds to aid his eyes,  
And strives to pierce the gloom around. Once more, distinct and clear,  
That voice repeats his name which falls upon his startled ear.  
He knows that voice, 'tis that of her who waits his coming now,  
And who will wear the bridal wreath next day upon her brow.  
"Who calls ?" he shouts in faltering tones. And still comes no reply.  
Echo repeats his words. The breeze goes softly whispering by,  
But naught he sees. What mystery this ? He feels a sudden dread.  
Oh ! can this be a spirit voice from the realms of the dead ?  
His race all know full well that such strange voices often speak,  
And the very thought drives the pulsing blood away from his swarthy cheek.  
He knows not what he fears, but still he fears an inward-dread  
Of something, for he holds that voice a message from the dead.  
He speeds down swiftly to the shore. He boards his frail bark,  
And, nerved with superhuman strength, he speeds o'er the waters dark.  
The spray is thrown on either side as his prow the water cleaves,  
As far astern in the darkling night the shore the warrior leaves,  
At length he lands once more, and now afoot he takes the road  
To the camping ground, which well he knew as his cherished love's abode.

VIEW OF FORT QU'APPELLE, 1884.



T. Soutter & Co.

The morning sun is rising now, the dew lies on the green,  
 The birds sing blithely on the trees, by him unheard, unseen.  
 He hurries on; afar he sees the smoke in curling wreaths  
 Ascend from wigwams where, alas, his love no longer breathes.  
 He gains the spot. He sees a crowd near a well-known wigwam door.  
 He hears the death dirge, then he knows that she is now no more.  
 With sympathising faces now the warriors round him pressed  
 And told him all the mournful tale. His head upon his breast  
 In sorrow drooped. He knew what meant the voice which he had heard  
 In yonder wood, and he inquired what hour her death occurred.  
 The time was that at which he'd heard the voice mysterious cry.  
 Full well he knew it was the sound of the maiden's dying sigh.  
 His name she'd called before her death, and when the moment came  
 The last word that she uttered was her absent lover's name.  
 The warrior heard the tale, then bent his steps towards the shore,  
 And entering his frail canoe was gone and seen no more.

The following letter was written to the manager of the Edgeley Farm by Mr. W. T. Jackson, of Fort Qu'appelle, a member of the North-West Council:—

Mr. W. C. Cameron, Manager, Edgeley Farm.

Dear Sir,—In reply to your favour of the 1st May as to my opinion of the prospects and progress of the country, I have only to refer you to its history for the past two years. Then, if history repeats itself, or if the marvellous progressive strides which the country has made during that time be foundation upon which to form an opinion, its progress can only be limited by the limit of the energy of its people. And, if its ratio of progress should be according to its increase of population in the future as it has been in the past, then the progress, the development, and the place which the Canadian North-West will take with the agricultural countries of the world are, it seems to me, beyond the range of imagination itself.

As you know, I was amongst the first settlers in the country, and I have travelled over the greater portion of it by horse and buckboard. Its extent is great, and its powers of production wonderful: two years ago you could travel for hundreds of miles without an evidence of civilisation, and now the land is dotted everywhere with substantial buildings, the houses of settlers, and on every hand can be seen the results of their labours. The prospects, to my mind, could not be brighter. The acreage under cultivation in this vicinity—the Qu'appelle district—(and I believe it holds good throughout the settled parts of the North-West) is ten-fold greater than last year. The small quantity of wheat which could be marketed by our farmers, after providing for next year's seeding and their own wants, brought good prices because of its superior quality, and I hear now that contracts are being freely made ahead for wheat at 75c. per bushel.

Immigrants are coming in unusually fast, and the country is being settled by a very superior class of Old Country and Canadian farmers. Fortunately we are free from the pauper class of Old Country emigrants which has proved so undesirable in the United States. Our settlers are usually men with moderate means, men of energy and determination,

men who come to a new country full of hope and promise, and knit themselves together with her institutions; men whose desire it is to prosper, and who are glad to see prosperity in their neighbours. Of such material is the foundation of our new country being laid.

For the British immigrant I can see everything attractive in the North-West as a field for settlement; here are a people of his kind, a country under his own flag and with British institutions. If his means are limited he can secure a free house and improve it. If he prefers to commence with an improved place he can, with a moderate outlay, purchase a farm all ready for operations. Living is becoming quite as cheap as in older Canada or the United States, and with the completion of the Canadian Pacific Railway to the Pacific, and our comparative nearness to the far-away East, there is no reason why living here should not be quite as cheap as in England, and, in time, as luxurious.

I hear that you are getting on finely with your seeding and spring work, and I feel confident the results will be all you hope for.

Believe me, dear Sir,

Yours truly,

Qu'Appelle, May 6th, 1884.

W. T. JACKSON.

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The following is a translation of a letter written to the Manager of the Edgeley Estate by the Rev. Father Hugonnard, of the French Roman Catholic Mission :—

R. C. Mission, Fort Qu'Appelle,

May 8th, 1884.

As requested, I hasten, most willingly, to give my impressions of our common adopted country—the North-west Territories—as it is not only a country of great resources, but, unfortunately, little known. Again, as it is a subject dear to me, I never tire of speaking of it.

It is after an experience of over ten years that I now venture to give my observations. During this period I have carefully studied, and by experiments satisfied myself as to what the soil is capable of producing.

The cultivation of vegetables and flowers has almost exclusively taken up my attention. Nevertheless, we at the Mission have each year raised all the cereals required for our own use. During the ten years of my residence in this district our wheat has always ripened to perfection, and last year we harvested 450 bushels of No. 1 wheat. From twelve acres of newly-broken ground, sown with barley on the sod between the 20th and 23rd June last year, we reaped about 300 bushels of first class grain. Oats and peas also ripen to perfection.

This year's spring operations commenced before the 15th April, and sowing was done by many as early as the month of March on last autumn's breaking.

But it is for root crops especially that our soil and climate are best adapted. I have nowhere seen potatoes and turnips so large-sized, or which return so large a yield, as here, and that in many instances on lands that have been continuously worked for over fourteen years without manure.

I have known of a yield of 30 bushels per acre of well ripened Indian corn. Beans ripen equally well, cabbages grow to the average size, and melons ripen even when sown in the open air. Tomatoes do well too, but they should first be sown in a hotbed.

We have, in our garden, two apple trees which wintered outside, and are healthy and strong. Last year we had some 35 different species of flowers which all blossomed, and, in almost every instance, gave seeds.

Rhubarb, sorrel, parsnips, English onions, pansies, larkspur, &c., winter well outside.

All these facts, together with the excellent quality of the soil, have given to the North-West Territory, and to the Qu'appelle district especially, a well-merited reputation, drawing to it numbers of settlers, many of whom are from the Old Country.

A great future is assured to this country, as its vast coal-fields, and other minerals, will add their riches to that of the soil.

Yours truly,

J. HUGONNARD.

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The Reverend J. W. Gregory, the Church of England Clergyman at Qu'appelle Station, writes under date of March 3rd, 1885, as follows:—

I have been asked to write a short account of the district known as the Qu'appelle Valley, in which I have been working for the space of one year. During this period I may say I have been incessantly on the trail, and visiting the farms from house to house. In my wanderings I have been able to pick up many little facts which may be interesting to those thinking of taking up land on the easy terms now offered in this district, which is rapidly assuming the proportions of a large settlement.

First let me speak about the climate. Of the summer I shall say nothing, for the most fastidious can find no fault with this season. In respect to the winter, which is just over, there is a good deal to be said. This season is undoubtedly cold, but those who are strong and active seem unanimous in preferring it to the milder winters in Ontario. It is certainly far from being the terrible season which those who have only heard of and not experienced it imagine it to be. In my work I have been obliged to travel 20 and 30 miles on alternate Sundays, and not once through all the winter has the frost or snow prevented me from doing the distance. There is a certain publication which speaks of the snow as drifting to the level of a three-storied house; this may be the case in Eastern Canada, but it is certainly not true of the North-West, where the average fall of snow is six inches, and such an object as a three-storied house is not known. The really cold weather lasted this winter in all 10 weeks, and during the rest of the season the weather has been such as to permit of riding on horseback with real pleasure. This is my experience of the winter as I have found it in the little town of Qu'appelle and the district around it, which is known as the Qu'appelle Valley.

Not being a farmer I shall not go into the relative merits of the

different districts, but will just give you an illustration of what has been done here. Last week I visited a farmer who lives four miles distant from the town, and was shown a very fine sample of wheat, which had been grown on land broken up the previous year. The cost of production was \$10 per acre, the yield 30 bushels to the acre, and the farmer had disposed of it all at one dollar per bushel as seed wheat. This case is not an exceptional one, and the experience of my observation has been that all those who have any right to call themselves farmers, and have had some experience of the country, have been very successful with their crops.

The growth which this place has attained to in three years is simply marvellous. A pretty little church with a spire is in course of erection; there is a school at which the average attendance is 32, and straight roads are being constructed in place of the old winding trails. For any further information I advise my readers to come and see for themselves, and I do not think they will be disappointed in their expectations.

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75, Lombard Street. E.C.,

24th Nov., 1883.

Dear Sir,—During my recent visit to the Canadian North-West I visited your property near to Qu'appelle with the object of seeing your steam-plough at work.

I can safely compliment you on your selection, as, owing to proximity to the main line of the Canadian Pacific Railway and to the excellence of the land, it should prove a desirable investment.

I had heard much spoken in praise of the Canadian North-West, and I must admit that my anticipations were more than realised.

I understand that it has never been your intention to farm yourself the land which you are bringing into cultivation, but rather to rent the improved land or sell it with the option of deferred payments.

If such is your plan it certainly commends itself to me most highly, offering as it does an excellent opportunity to English gentlemen and farmers who wish to find immediate employment for themselves and for their capital, and who are not disposed to travel far from the railway in order to take up the free grants which are no longer to be found in desirable locations except at a considerable distance from the main line.

I am,

Yours very truly,

R. Sykes, Esq.,

F. H. EVANS.

Edgeley House, Stockport.

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The following, amongst others, have visited the Edgeley Farm in 1884:—

The Honourable ALEXANDER MACKENZIE, M.P., Ex-Premier of Canada.  
The Honourable Sir HECTOR LANGEVIN, M.P., Minister of Public Works.



The Honourable HECTOR CAMERON, M.P., and Mrs. CAMERON, Toronto.  
Mr. KENNETH B. CAMERON, Argyll and Sutherland Highlanders,  
Portsmouth.

Mr. J. G. COLMER, 9, Victoria Chambers, London, S.W.

Mr. GEORGE EADE (Messrs. Thomas Cook and Son), Ludgate Circus,  
London, E.C.

Mr. JAMES H. DUGDALE, Coldham Hall, Wisbech.

Mr. J. EVANS, *Herald* Office, Carnarvon.

Captain G. PRITCHARD-RAYNER, Anglesen.

Professor H. TANNER, M.R.A.C., F.C.S., Institute of Agriculture,  
South Kensington, London.

Captain BEDFORD PIM, R.N., Lower Norwood, London.

Mr. HENRY PIM, ditto.

Mr. JOHN CARSON, Royal Avenue, Belfast.

Sir JAMES N. DOUGLAS, Engineer-in-Chief, Trinity House, London, E.C.

Lady DOUGLAS and Miss DOUGLAS, Stella House, Dulwich, nr. London.

Professor I. VIRIAMU JONES, University College, Cardiff, and Mrs. I.  
VIRIAMU JONES.

Professor JAMES GLAISHER, C.E., F.R.S., Dartmouth Place, Blackheath,  
London.

Mr. and Mrs. GEORGE RUSSELL, Hoo Place House, Plymouth.

Mr. ARCHD. A. PRANKERD, Trinity College, Oxford.

Mr. F. M. BURTON, F.G.S., Highfield, Gainsborough, Lincolnshire.

On August 14th, 1884, Capt. Bedford Pim and party, members of the British Association, drove from Qu'appelle Station to the head quarters of the Edgeley Estate (see on map Edgeley Farm Post Office), thence in a westerly direction for five miles, where they and other visitors, numbering forty in all, partook of luncheon at the farm of Messrs. James and Robert Smith. After luncheon the party drove northward and, striking the Moose Jaw trail, passed on to the ranche of Messrs. Fiennes and Fetherstonhaugh, where afternoon tea was provided, after which they reached the village of Fort Qu'appelle. On August 15th, after spending the morning at Fort Qu'appelle, the party drove along the northern shore of the Lake to the Roman Catholic Mission, thence to Katapwa and over the prairie to Indian Head, where, after inspecting the Bell Farm, and enjoying the hospitality of Major and Mrs. Bell, they took the train the same evening for Winnipeg.

Further particulars as to the Edgeley Estate, with maps and prices of any of the sections, may be had on application to

RICHARD SYKES, Esq.,

Edgeley House,

Stockport, England,

Or to

WILLIAM C. CAMERON, Esq.,

Edgeley Farm Post Office,

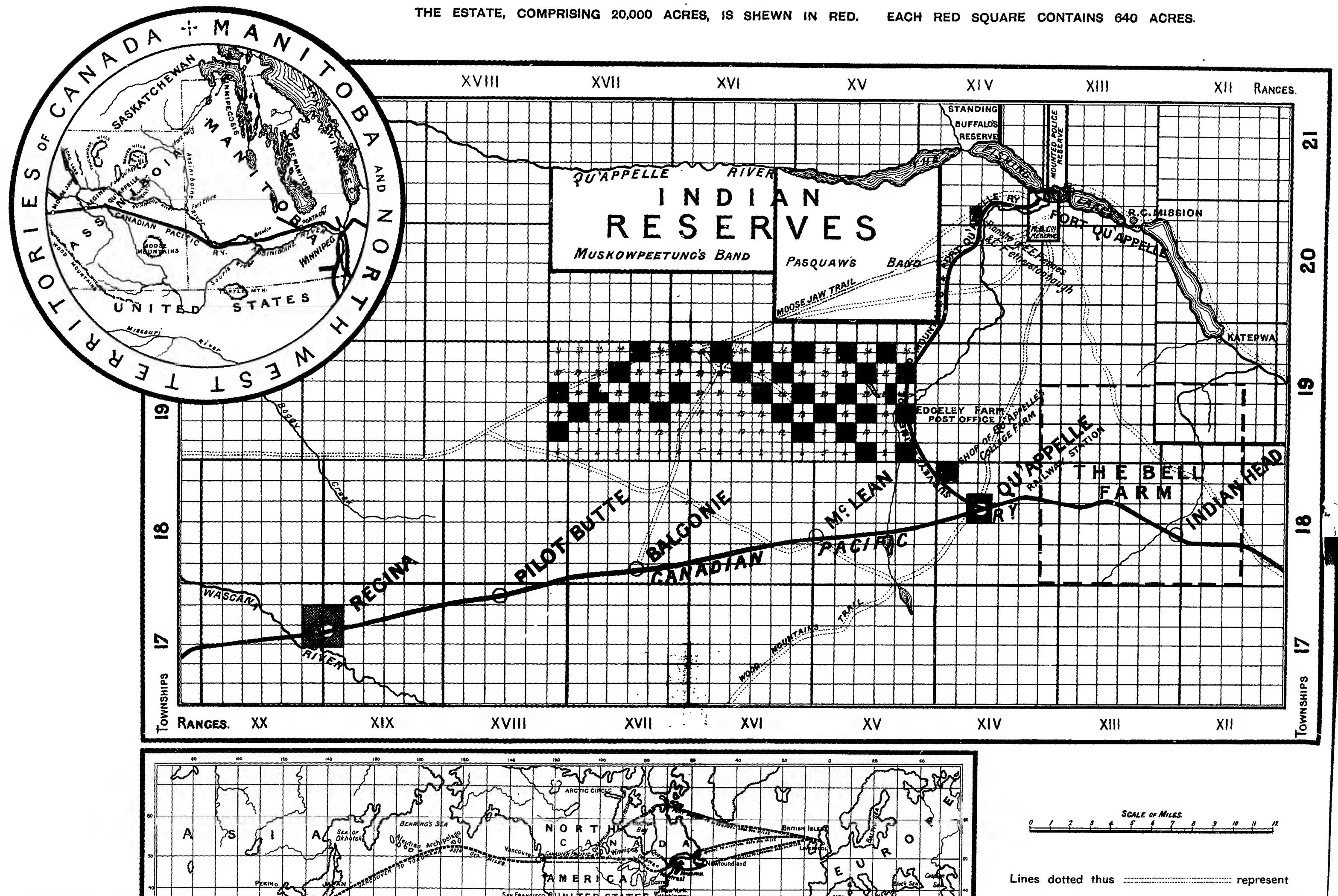
Qu'appelle Station,

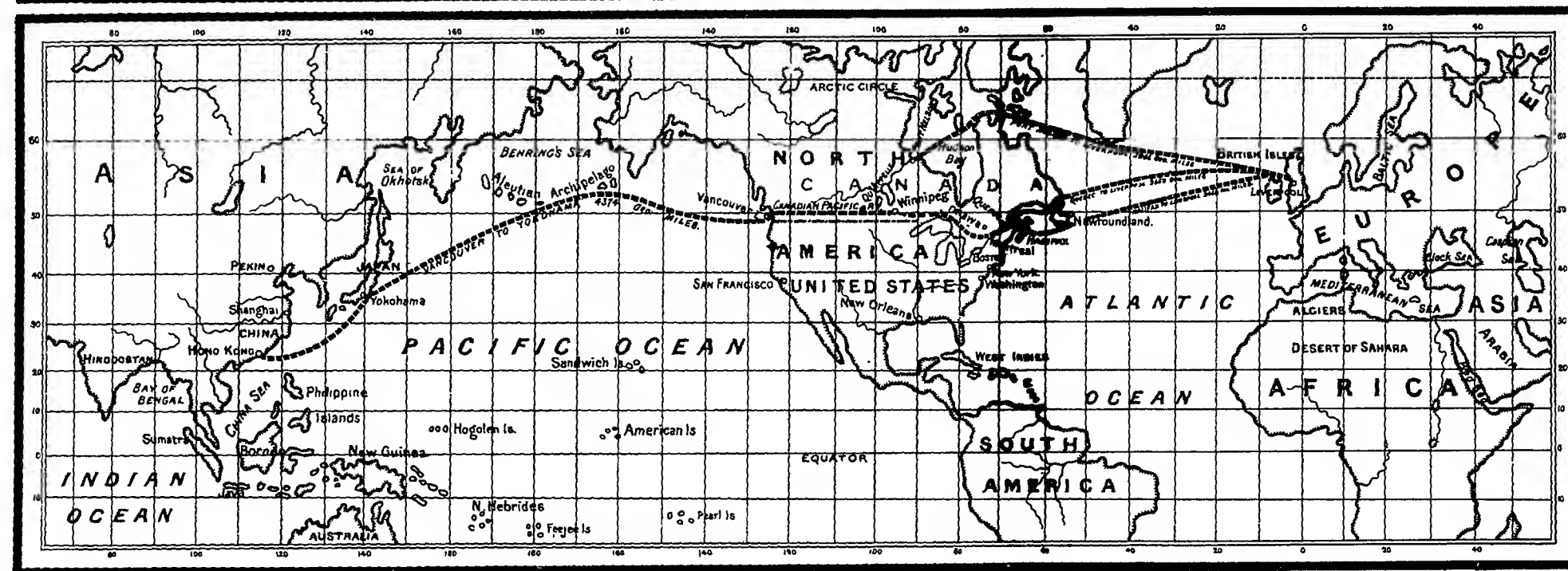
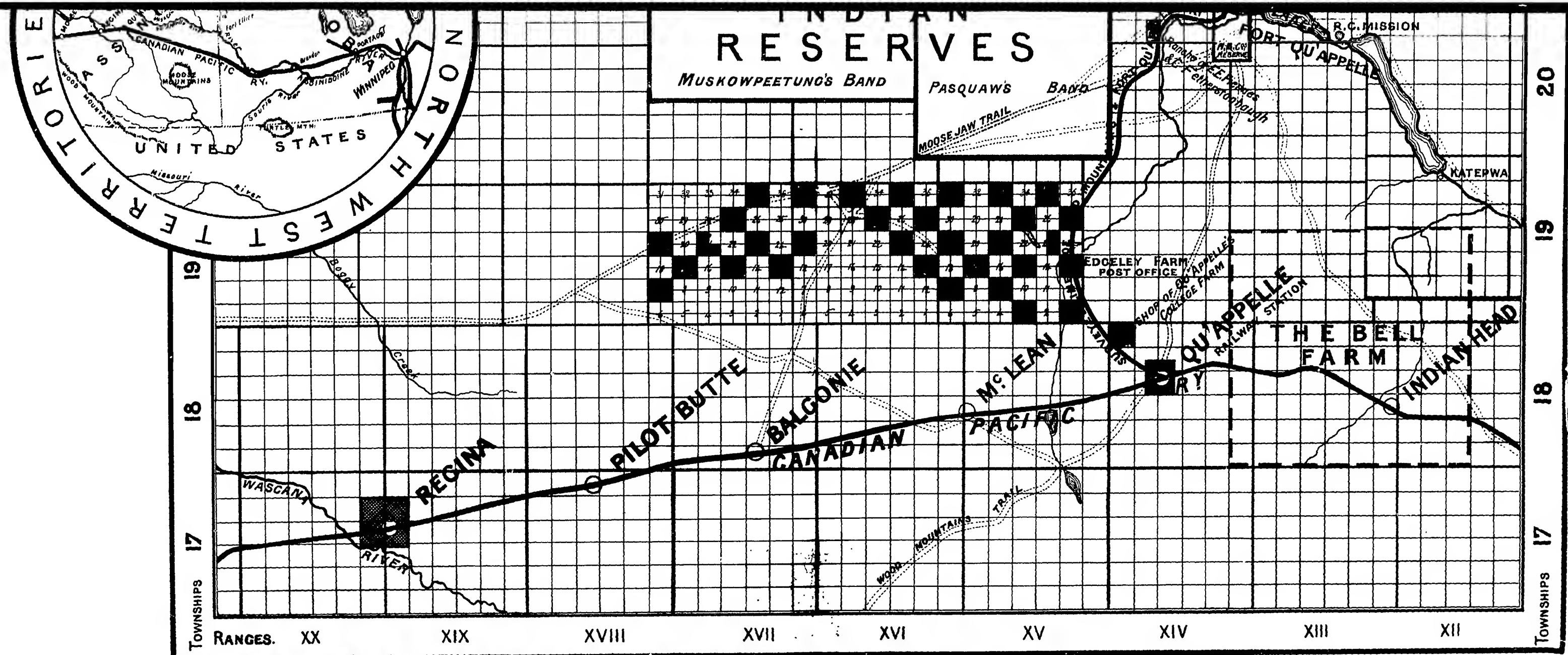
N.W. Territory of Canada.

**MB - 38.**

# MAP SHOWING THE POSITION OF THE EDGELEY ESTATE, QU'APPELLE, ASSINIBOIA, N.W. TERRITORY OF CANADA.

THE ESTATE, COMPRISING 20,000 ACRES, IS SHEWN IN RED. EACH RED SQUARE CONTAINS 640 ACRES.





Lines dotted thus ..... represent the Indian and the Hudson Bay Trails.